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BEFORE
THE PUBLIC SERVICE COMMISSION OF
SOUTH CAROLINA
DOCKET NO. 96-148-E - ORDER NO. 96-363 ✓
MAY 20, 1996

IN RE: Application of South Carolina Electric) ORDER
 & Gas Company for Approval of the) APPROVING
 Transfer of Property in Lexington County,) TRANSFER OF
 South Carolina.) PROPERTY

This matter comes before the Public Service Commission of South Carolina (the Commission) on the Petition filed by South Carolina Electric & Gas Company (SCE&G or the Company) on May 3, 1996.

SCE&G has petitioned the Commission for approval of transfer of one parcel of real estate located in South Carolina pursuant to S.C. Code Ann. Section 58-27-1300 (Supp. 1995). The property to be sold consists of 13.37 acres and is located on Regatta Road in Lexington County. According to the Company, less than 10% of this tract is classified as utility property. Pursuant to Commission Order No. 92-931, dated November 13, 1992 in Docket 89-230-E/G, the Company provided a 30-day public notice of the availability of the property for public sale in the State newspaper. Six bids were received subsequent to the public notice to sell the property. Five of them ranged from \$276,650 to \$835,000. Wyman Boozer bid \$1,235,000, and the sale pending approval by this Commission will be to Wyman Boozer for that amount. Mr. Boozer has signed a letter

of intent to purchase dated February 1, 1996. The property has been appraised at \$1,500,000 which, however, includes infrastructure that has not been completed as of yet. Therefore the land is worth some amount less than the appraised amount. The original cost of the utility property portion of the tract is \$205 and the original cost of the non-utility property portion is \$75,692. The utility property portion of the tract, part of the original Project 516 Land acquisition for Lake Murray, has been released by the Federal Energy Regulatory Commission.

The testimony as pre-filed is the verified testimony of Van B. Hoffman, which attests to the facts of this case as stated above. SCE&G has also presented a proposed accounting treatment for the sale of the land in Exhibit D to its Application.

SCE&G also states that in view of the goal of efficiency on the part of SCE&G and the Commission, SCE&G believes that to require a separate hearing on the sale of this property under these conditions would be inappropriate, and that the weekly Commission meeting is an appropriate forum to approve the proposed sale.

SCE&G has already issued a 30-day public notice of availability of the property for public sale in the State, and has filed testimony in support of the transfer with the Commission. According to SCE&G, the sale will not adversely affect the general body of customers. Therefore, SCE&G requests that the Commission approve its Petition at the regularly scheduled Tuesday

meeting, in lieu of requiring an additional public hearing, and that the Commission issue an expedited order.

The Commission has considered this matter and holds that the Commission's weekly meeting at 11:15 a.m. on May 14, 1996 shall constitute the hearing in this matter, and that all materials are part of the record in this case, including the verified testimony of Van B. Hoffman. Further, the Commission believes that the Application for Sale of Property as filed by SCE&G should be approved. Upon examination of the accounting treatment, we believe that the treatment should include the after tax gain on utility property of \$1,932 and the after tax gain on non-utility property should be included with the cumulative gain for the period 1991-94. Staff is instructed to continue to monitor property transfers by the Company as per Docket Nos. 89-230-E/G and 95-1000-E, and inform the Commission at such time as the amount present becomes significant. Accordingly, we therefore Order that:

1. The Application for the sale of property is approved as filed by SCE&G.
2. The accounting treatment as designated above shall be followed in accounting for the transfer.

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3. The Staff shall continue to monitor property transfers by the Company and inform the Commission at such time as the amount becomes significant.

4. This Order shall remain in full force and effect until further Order by the Commission.

BY ORDER OF THE COMMISSION:


Chairman

ATTEST:


Executive Director

(SEAL)